

## **Salisbury Land Development Code Annotated Outline**

- 1.0 Purpose and Applicability**
- 1.1 Title**  
*Establishes a title (Land Development Code for the City of Salisbury) for a shorthand reference.*
  - 1.2 Purpose**  
*Describes the purpose of the Code.*
  - 1.3 Authority**  
*Describes the authority prescribed for zoning and subdivision provisions.*
  - 1.4 Applicability**  
*Applies to all public and private development within the corporate limits of the City of Salisbury and the ETJ to the extent permitted by law.*
  - 1.5 Relation to Other Ordinances**  
*Describes relationship to existing ordinances.*
  - 1.6 Map Interpretation**  
*Describes the rules pertaining to the official land development map and the interpretation of district boundaries.*
  - 1.7 Effective Date**  
*Date the regulations shall become effective (date of adoption). Upon adoption, these regulations shall supercede, repeal, and replace the City of Salisbury's existing zoning and subdivision ordinances.*
- 2.0 Base Zoning Districts, Planned Development Districts, and Overlay Districts**
- 2.1 Rural Residential (RR) *Incorporates the standards of the A-1 District***

<u>Current District</u>	<u>Proposed District</u>
A-1 Agricultural	Rural Residential – 1 Units/Acre (RR-1)
  - 2.2 General Residential (GR) *Incorporates the standards of the R-15, R-8, SFC and RD-B Districts with revised dimensional standards for new development and infill standards for individual lots. The primary use pattern is single-family, though some multi-family may be permitted in new neighborhoods at the proposed density. Proposed sub-classifications vary only by density and some minor use variations, as opposed to the current segregation by lot size and setbacks lot size segregation.***

<u>Current District</u>	<u>Proposed District</u>
R-15 Single Family-15 Residential	General Residential – 2 Units/Acre (GR-2)
R-8 Single Family-8 Residential	General Residential – 5 Units/Acre (GR-5)
RD-B Residential Development-B	
SFC Single Family Conservation	General Residential – 6 Units/Acre (GR-6)
  - 2.3 Urban Residential (UR) *Incorporates the standards of the R-6, R-6A, RD-A, and HD-O Districts with revised dimensional standards for new development and infill standards for individual lots. The primary use pattern is high density single-family and multi-family subject to certain conditions. Proposed sub-classifications vary only by density and some minor use variations, as opposed to the current segregation by lot size and setbacks lot size segregation.***

Current District

R-6 Two Family Residential  
R-6A Multi-Family Residential  
RD-A Residential Development-A  
HD High-Density Multi-Family Overlay

Proposed District

Urban Residential – 8 Units/Acre (UR-8)  
Urban Residential – 12 Units/Acre (UR-12)  
Urban Residential – 18 Units/Acre (UR-18)

- 2.4 **Residential Mixed-Use (RMX)** *Consolidates the standards of the B-1, LOI, and PSP Districts with revised dimensional standards. The primary use pattern is high density residential and residential-scaled office.*

Current District

B-1 Office Institutional  
LOI Limited Office Institutional  
PSP Public/Semi-Public

Proposed District

Residential Mixed Use (RMX)

- 2.5 **Hospital Mixed-Use (HMX)** *Consolidates the standards of HS and MED Districts with revised dimensional standards. The primary use pattern is high density residential and professional office, service retail, and a hospital. The Hospital would be a permitted use, though buildings taller than 50 feet (or 5 stories) would be subject to a Special Use Permit. Could also incorporate specific design standards in lieu of Special Use Permit to streamline process.*

Current District

HS Hospital Services  
MED Medical Services

Proposed District

Hospital Mixed-Use (HMX)

- 2.6 **Neighborhood Mixed-Use (NMX)** *Incorporates the standards of the B-CS District with revised dimensional standards. The primary use pattern is high density residential, residential-scaled office, and local-serving retail and services to be regulated by maximum floor area (6,000 sq ft suggested though 12,000 would accommodate a drug store).*

Current District

B-CS Convenience Service Business

Proposed District

Neighborhood Mixed Use (NMX)

- 2.7 **Corridor Mixed-Use (CMX)** *Consolidates the standards of the B-RT, B-4, and B-6 Districts with revised dimensional standards to compliment key entry corridors into the Downtown Area and encourage pedestrian activity. The primary use pattern is auto-oriented retail and services though high-density residential is also permitted. Uses larger than 60,000 sq ft would require a Special Use Permit.*

Current District

B-RT Retail Trade Business  
B-4 Highway Business  
B-6 General Business (certain areas)

Proposed District

Corridor Mixed Use (CMX)

- 2.8 **Downtown Mixed-Use (DMX)** *Incorporates the standards of the B-5 District.*

Current District

B-5 Central Business

Proposed District

Downtown Mixed Use (DMX)

- 2.9 Highway Business (HB)** *Consolidates the standards of the B-6 and B-7 Districts with revised dimensional standards for auto-oriented uses along major thoroughfares. The primary use pattern is auto-oriented retail and services though high-density residential is also permitted. May want to consider incorporating the standards of the East Innes Street Gateway Plan with this district. Uses larger than 120,000 sq ft would require a Special Use Permit.*

Current District

B-6 General Business  
B-7 Limited Business

Proposed District

Highway Business (HB)  
Highway Business – SUP (HB-S) and/or  
East Innes Street Gateway Plan (GB)

- 2.10 Light Industrial (LI)** *Consolidates the standards of the M-1 and LLI-1 Districts. The primary use pattern is light industrial and includes manufacturing, distribution, office, office/warehouse, or flex/warehouse arrangements. Industrial parks, business campuses, and other similar planned developments would be approved as a Special Use but individual buildings within those development could be administratively approved.*

Current District

M-1 Light Industrial  
LLI-1 Limited Light Industrial

Proposed District

Light Industrial (LI)

- 2.11 Heavy Industrial (HI)** *Incorporates the standards of the M-2 District. The primary use pattern is heavy industrial and includes wet manufacturing uses (those uses that require an NPDES permit or a similar air quality permit) and large-scale distribution.*

Current District

M-2 Heavy Industrial

Proposed District

Heavy Industrial (HI)

- 2.12 Institutional Campus (IC)** *Consolidates the standards of the CU and PSP Districts. The primary use pattern is for religious or educational campuses and civic facilities. (Note: Some uses currently zoned PSP, such as community centers and fire stations could also be incorporated/permitted in the Residential Districts in lieu of placing them in this district.)*

Current District

CU College and University  
PSP Public/Semi-Public

Proposed District

Institutional Campus (IC)

- 2.13 Traditional Neighborhood Development (TND)** *This is a new planned development districts that is designed as a floating overlay in that it would be permitted by right anywhere it meets certain locational and size criteria. A legislative rezoning would not be necessary for use of this development option.*

Current District

RD-A and others

Proposed District

Traditional Neighborhood Development (TND)

- 2.14 **Manufactured Home Development (MHD)** *Incorporates the standards of the MH-O District to permit the development of new neighborhoods using manufactured housing. Note manufactured housing could be permitted on scattered site lots in the Rural Residential Districts as well to meet the fair housing test.*
- |   |   |
|---|---|
| <u>Current District</u><br>MH Mobile Home Overlay | <u>Proposed District</u><br>Manufactured Home Development (MHD) |
|---|---|
- 2.15 **Planned Development (PD)** *This parallel district is to be used in combination with other districts as an opportunity for applicants to submit a site specific plan with a rezoning application for large, significant projects. Unlike the Special Use Permit which is a quasi-judicial process, this would follow a legislative review process like a conventional rezoning.*
- |   |   |
|---|---|
| <u>Current District</u><br>All –S Districts | <u>Proposed District</u><br>District Designation-Planned Development (x-PD) |
|---|---|
- 2.16 **Historic Overlay (HO)** *Incorporates the standards of the H District.*
- |   |   |
|---|---|
| <u>Current District</u><br>H Historic Overlay | <u>Proposed District</u><br>Historic Overlay (HO) |
|---|---|
- 2.17 **East Innes Street Gateway** *Consider conversion of this District into a General Overlay for use along other major thoroughfares in the community. See HB and CMX for additional guidance on this issue.*
- 2.18 **Watershed Protection Overlay (WP-O)** *For application of the existing Watershed Area-Protected Area guidelines.*
- 2.19 **Other Districts**
- **Sign Overlay** – *Consider incorporation into base zoning requirements*
  - **Pylon Overlay** – *Consider incorporation into base zoning requirements*
  - **Parking Exemption Overlay** – *Fold into DMX provisions*
- 3.0 **Additional Use Standards**  
*Specific standards for various uses including the following: Accessory Dwelling Units, Adult Establishments, Bed and Breakfast Inns, Campgrounds, Golf Courses (from Sec. 12.13), Neighborhood Convenience Stores, Day Care Centers, Personal Wireless Service Facilities, Home Occupations, Live-Work Units, Manufactured Housing, Modular/Manufactured Classrooms, Recreational Facilities, Retail Uses (Over a prescribed size)*
- 4.0 **General Provisions**
- **Article VII (General Provisions)** of Salisbury’s existing zoning ordinance is not applicable to this section.
    - *Nonconformities shall be addressed in a separate chapter entitled Nonconformities.*
    - *Parking and loading shall be addressed in a separate chapter entitled Parking and Loading.*

- 4.1 **Applicability**  
*Establishes the provisions which shall apply regardless of the underlying zoning district provisions.*
- 4.2 **General Provisions**  
*Describes the provisions applicable to all Development Plans subject to this Code.*
- 4.3 **Required Improvements for all Development**  
*Describes the required improvements associated with all development, including but not limited to: public water supply distribution and hydrants, sewer, public streets and right of way's, etc.*
- 4.4 **Conformance with Adopted Plans**  
*Development plans shall be in conformance all plans adopted by the Salisbury City Council (i.e. Vision 2020).*
- 4.5 **Urban Lot Standards**  
*Describes the provisions for urban lot standards*
- 4.6 **Irregular Lot Setbacks**  
*Establishes that the Administrator/ Planning Director (TBD) shall decide the location of required front, side, and rear yards on irregularly shaped lots.*
- 4.7 **Blocks**  
*Describes the parameters for establishing block lengths, widths, and shapes.*
- 4.8 **Uses Not Expressly Permitted or Conditional**  
*Defines uses not expressly permitted and conditional uses.*
- 4.9 **Containment Areas for Trash and Recyclables**  
*Outlines the standards for trash and recyclable containment areas. Shall incorporate language from Article XII-Section 12.38 (Dumpster Screening Required) associated with existing development.*
- 4.10 **Accessory Structures**  
*Describes accessory structures and their associated uses / general requirements.*
- 4.11 **Accessory Uses**  
*Defines uses considered to be accessory in nature.*
  - Pools
  - Satellite Dishes
  - Water-Related Facilities
- 4.12 **Temporary Uses**  
*Specific standards for various temporary uses including the following: Amusements and Fairs, Farmer's Markets, Produce Stands, Construction Trailers, Neighborhood Sales Centers, etc.*
- 4.13 **Fences & Walls**  
*Defines requirements for fences and walls within residential, commercial/mixed-use, and industrial areas.*
- 5.0 **Building Types and Architectural Standards**
  - 5.1 **Purpose and Intent**  
*Establishes regulations specific to building typologies found within the City of Salisbury. The standards in this Chapter are intended to attach the same or greater level of importance to the overall building design as is placed on the use contained within.*
  - 5.2 **Applicability**  
*The provisions outlined in this Chapter shall apply throughout the jurisdiction of this Code, regardless of the underlying zoning district provisions.*
  - 5.3 **General Building Design Requirements**  
*Describes the general design requirements buildings shall meet, including but not limited to: frontage requirements, entrances, street vistas, and façade design.*

#### 5.4 Exceptions

*Defines exceptions to general building design requirements.*

#### 5.5 Building Types

*Specialized building design requirements are defined for six common building types found throughout the City of Salisbury (as outlined below).*

##### 5.5.1 Detached House

##### 5.5.2 Townhouse & Apartment Buildings

##### 5.5.3 Shopfront Building

##### 5.5.4 Workplace Building

##### 5.5.5 Flex Commercial Building

##### 5.5.6 Civic Building

### 6.0 Environmental Protection

- *Elements of Article X-Landscape- shall be consolidated into the Tree Protection section.*
- *Elements of Article XIV-Watershed-shall be consolidated into the Watershed Protection section.*

#### 6.1 Purpose and Intent

*Establishes regulations specific to protecting existing environmental resources as well as reference to any applicable enabling legislation .*

#### 6.2 Land Suitability

*Establishes regulations regarding areas in which land may not be suitable for development, such as flood hazard areas, watersheds, and demolition landfill areas.*

#### 6.3 Tree Protection

*Establishes protection and preservation standards for existing trees and vegetation within the City and ETJ. Tree topping and tree removal regulations also outlined. In addition, waivers to regulations during emergency situations are established. Shall incorporate elements of Article X-Section 10.07.*

#### 6.4 Sedimentation and Erosion Control

*Establishes sedimentation and erosion control regulations for the City and ETJ. These are to be in accordance with the North Carolina Sedimentation Pollution Control Act of 1973 as amended, and other federal / state law or locally adopted Code.*

#### 6.5 Stormwater Runoff Provisions

*Defines those areas subject to stormwater runoff regulations and establishes provisions for stormwater runoff within the City of Salisbury and ETJ. This section shall also address BMP's for stormwater quality.*

#### 6.6 Stream Corridor Buffers (Stream Protection)

*Provides for the establishment of stream buffers for the maintenance of water quality, creation of wild life habitats, filtration of pollutants, storing of floodwaters, and contribution to the City of Salisbury's green infrastructure. These regulations outline minimum buffer requirements and buffer delineations.*

#### 6.7 Flood Damage Protection

*Establishes flood damage protection regulations for the City of Salisbury and ETJ.*

#### 6.8 Watershed Protection

*Establishes watershed protection rules as defined by the Legislature of the State of North Carolina. Boundary delineations, watershed protection permits, as well as general public health regulations are addressed within this section. In addition, significant attention is devoted to high impervious cover options, focusing on stormwater control structures, required operation and maintenance plans (O & M), posting of financial securities, and structure inspections. Will incorporate components of Article XIV-Sections 14.03, 14.04, and 14.0. Note: definitions in Article XIV shall be relocated to the definitions chapter of this Code.*

- 7.0 Open Space**
- 7.1 Purpose and Intent**  
*Defines open space terminology and establishes general intent for open space regulations as well as reference to any applicable enabling legislation. Specifically, these regulations permit the creation of centrally located land as neighborhood open spaces.*
- 7.2 General Provisions**  
*Establishes the general regulations regarding open spaces throughout the City of Salisbury.*
- 7.3 Open Space Dedication**  
*All residential and mixed-use residential developments with more than 8 total units shall be required to dedicate open space (except for Downtown). This section describes in detail how to calculate open space dedication through the use of an open space dedication matrix.*
- 7.4 Payment in Lieu of Open Space Dedication**  
*Establishes regulations for payments in lieu of open space dedication, which may be appropriate where dedication is prohibitive. A formula for determining fee payment is provided within this section.*
- 7.5 Open Space Types**  
*All open spaces shall be classified in accordance with specific open space types as outlined in this section, including Type I-Common Area Open Spaces and Type II- Public Open Spaces. Detailed open space descriptions with graphics are provided for the following:*
- 7.5.1 Playgrounds**
  - 7.5.2 Close**
  - 7.5.3 Attached Squares**
  - 7.5.4 Plaza**
  - 7.5.5 Forecourts**
  - 7.5.6 Detached Square**
  - 7.5.7 Green**
  - 7.5.8 Parks**
  - 7.5.9 Parkways/Greenways**
  - 7.5.10 Greenbelts**
- 8.0 Landscaping**
- *The essential elements of the Landscaping ordinance (Article X) shall remain intact.*
  - *Section 10.02 – Definitions – shall be placed within the definitions section of this Code.*
  - *Section 10.06-Standards for Landscaping within Parking Lots- has been relocated to Chapter 10-Parking and Loading.*
  - *Section 10.07-Tree Protection and Care During Construction- has been relocated to Chapter 5-Environmental Protection.*
  - *Consolidate components of Section 10.08-Site Plan Submittal Requirements and incorporate into Chapter 17-Development Plan Requirements/Landscape Plans.*
  - *Incorporate elements of Section 10.10-Alternative Methods of Compliance into Chapter 17-Development Plan Requirements/Landscape Plans.*
- 8.1 Purpose and Intent**  
*Establishes the purpose and intent for landscape requirements associated with developments other than single family and two family residential as well as reference to any applicable enabling legislation.*
- 8.2 Applicability**  
*Defines applicability for landscaping regulations.*
- 8.3 Planting Yards**



*Establishes the types of planting yards that shall be required within Salisbury's zoning districts. Planting yard and point tables shall be included.*

- 8.4 **Landscape Standards and Specifications**  
*Establishes landscape standards and specifications.*
- 8.5 **Landscaping and Design Standards for Street Yards**  
*Defines landscaping and design standards for street yards.*
- 8.6 **Alternative Methods of Compliance**  
*Addresses alternative method of compliance for landscaping.*
- 8.7 **Plant Substitution**  
*Provides for plant substitution due to seasonal planting problems and a lack of plant availability.*
- 9.0 **Streets and Circulation**
  - 9.1 **Purpose and Intent**  
*Establishes the intent to develop a network of interconnecting streets that disperse traffic while connecting neighborhoods with the existing urban fabric of the City. These standards will tie to the City of Salisbury's Construction Standards Manual.*
  - 9.2 **General Provisions**  
*States general regulations regarding streets throughout the City of Salisbury.*
  - 9.3 **General Street Design Principles**  
*Establishes specific elements to be incorporated in street design, including: trees, street markers and traffic control signs, sidewalks, bike paths, planting strips, cul-de-sacs and closes, intersections, curb radii, utility location, curbs and drainage, centerline radius, street lights, and posted speed limits.*
  - 9.4 **Connectivity Index**  
*Defines connectivity and provides a connectivity index to be used in determining the adequacy of street layout design. A detailed illustration explaining the concept of a connectivity index will also be provided.*
  - 9.5 **Access Management**  
*Access management standards that regulate connection of new streets and driveways to the existing street system.*
- 10.0 **Parking and Loading**
  - 10.1 **Purpose and Intent**  
*Establishes regulations for the construction, expansion and renovation of parking lots, loading areas, and similar facilities.*
  - 10.2 **Off Street Parking Area Design Specifications**  
*Describes off street parking area design specifications intended to create a safer, more comfortable pedestrian environment. Incorporate elements of Article VII-Section 7.05 (Off-street loading and unloading space) into the design specifications section of this Chapter.*
  - 10.3 **General Parking Requirements**  
*Defines minimum parking ratios with a Use Type / Required Parking Spaces matrix. This section also specifies parking space dimensions, driveway widths for parking lots, requirements for shared parking, bicycle parking, overflow parking, and structured parking.*
  - 10.4 **Standards for Parking Lot Landscaping**  
*Sets forth general regulations for parking lot landscaping, but notes that all parking lot landscaping shall be in accordance with the Landscaping Chapter (Article X-Section 10.06).*



## 11.0 Lighting

- *Lighting only addressed in Article XII-Section 12.09. This Chapter expands on this brief section.*

### 11.1 Purpose and Intent

*Establishes the purpose and intent for lighting regulations within the City of Salisbury and ETJ as well as reference to any applicable enabling legislation. These regulations are intended to control light spillage and glare so as to not adversely affect motorists, pedestrians, and land uses of adjacent properties.*

### 11.2 Outdoor Lighting Standards

*Defines outdoor lighting standards, including lighting fixture heights, fixture locations, illumination of buildings, landscaping and signs, and gas station/convenience store aprons.*

### 11.3 Design Procedures

*Establishes standards for maximum permitted illumination measured in average foot-candles. Includes an Illuminating Engineering Society chart representing a number of exterior lighting uses for general reference.*

### 11.4 Outdoor Recreational Lighting

*Establishes that the lighting of active recreation areas, such as ball fields and tennis courts, are not considered in this chapter due to their unique requirements. Illumination shall fall within the primary playing area and no direct light shall be directed off site.*

### 11.5 Street Lighting

*Sets forth street lighting design standards. Regulations specifically define minimum average street light spacing, fixture placement, cut-off fixtures, and lighting along alleys.*

### 11.6 Administration

*Defines how light level measurements are to be determined. This section also establishes requirements for a lighting plan application which shall be used when submitting a site plan or applying for a building, electrical, or sign permit to install outdoor lighting fixtures.*

### 11.7 Exemptions

*Establishes exemptions from lighting requirements, including lighting of the US and NC flags, construction/emergency lighting, holiday decoration lighting, and underwater lighting.*

## 12.0 Signs

- *Definitions from 9.01 are relocated to CH 19*

### 12.1 General Purpose and Intent

*Establishes the purpose and intent for signage regulations within the City of Salisbury and ETJ as well as reference to any applicable enabling legislation.*

### 12.2 General Provisions

*Sets forth general provisions for design and administration*

### 12.3 Computation of Signage Area

*Clearly illustrates how signage area is calculated*

### 12.4 Permitted Signage by District

*In a clear and concise manner using easy-to-read tables, this section will indicate what types of signs are permitted in the various districts.*

### 12.5 Principal/Primary Signage Types

*Design standards for principal/primary signs such as free standing, monument, and wall signs*

### 12.6 Secondary/Incidental Signage Types

*Design standards for secondary/incidental signs such as smaller than 8 sq ft including directional and directory signs*

### 12.7 Signs Not Requiring a Permit

*A list of those signs that do not require a permit*

- 12.8 Prohibited Signs  
*A list of those signs that are not permitted under any circumstance*
- 12.9 Sign Illumination  
*Lighting requirements for signs*
- 12.10 Maintenance and Upkeep of Signs  
*Standards and requirements for the maintenance of signs such as partially lit lettering and damage repair*
- 12.11 Nonconforming Signs Reference to CH 14 below
- 13.0 Adequate Public Facilities
  - 13.1 Purpose and Intent
  - 13.2 Transportation Impact Analysis  
*Establishes a requirement for the submittal of a transportation impact analysis with certain development plans and requires the upgrade of facilities in accordance with an adopted level of service for various roadways and intersections.*
- 14.0 Nonconformities
  - *Nonconformities originally appeared in Article VII-General Provisions. Where applicable, components of the nonconformities section within Article VII shall be incorporated into this Chapter.*
  - *Note: This section could be integrated into the various Chapters as applicable for closer correlation with the stated requirements.*
  - 14.1 Purpose and Applicability  
*Establishes the purpose of nonconformity regulations. They are intended to regulate and limit the continued existence of uses and structures established prior to the effective date of this Code.*
  - 14.2 Nonconforming Uses  
*Defines regulations for nonconforming uses, including expansions, changes to conforming use, and abandonment.*
  - 14.3 Nonconforming Principal Structures  
*Defines regulations for nonconforming principal structures, including repairs, alterations, and damage/destruction.*
  - 14.4 Nonconforming Accessory Uses and Structures  
*Defines regulations for accessory uses and structures, including expansions and relationship to principal uses and structures.*
  - 14.5 Nonconforming Lots  
*Defines regulations for nonconforming lots and specifically addresses nonconforming lot development.*
  - 14.6 Nonconforming Signs  
*Establishes regulations for nonconforming signs, including repairs/maintenance, replacement, and abandonment.*
  - 14.7 Nonconforming Landscaping, Screening, and Lighting  
*Establishes regulations for landscaping, screening, and lighting.*
  - 14.8 Nonconforming Street Frontages  
*Defines regulations for nonconforming street frontages, focusing on compliance with street improvement requirements as set forth in the Streets and Circulation chapter.*
  - 14.9 Nonconforming Plans  
*Defines regulations for nonconforming plans including plans approved prior to the adoption of*

*this Code and amendments / modifications to previously adopted plans.*

**14.10 Nonconformities within a Watershed**

*Establishes regulations for nonconformities within a Watershed and specifically addresses vacant lots, occupied lots, uses of land, and reconstruction of buildings or built-upon areas.*

**14.11 Appeals and Modifications**

*Establishes that the Board of Adjustment shall hear and decide appeals from any land owner wishing to make a change in nonconforming use, a change in location of nonconforming use, or the replacement of a nonconforming use.*

**15.0 Boards and Commissions**

**15.1 Boards and Commissions Established**

*Establishes the Planning Board, Zoning Board of Adjustment, Historic Preservation Commission, and Technical Review Committee for the City of Salisbury and ETJ.*

**15.1.1 Planning Board**

*Establishes authority and defines responsibility, membership, and terms of office for members of the Planning Board.*

**15.1.2 Zoning Board of Adjustment**

*Establishes authority and defines responsibility, membership, and terms of office for members of the Zoning Board of Adjustment. This section shall incorporate consolidated elements of Article XVII-Sections 17.01, 1701.1, 17.03, and 17.06.*

**15.1.3 Historic Preservation Commission**

*Establishes authority and defines responsibility, membership, and terms of office for members of the Historic Preservation Commission. This section shall incorporate consolidated elements of Article XVIII-Sections 18.05, 18.06, 18.07, 18.08,*

**15.1.4 Technical Review Committee (TRC)**

*Establishes authority and defines responsibility, and membership for members of the Technical Review Committee. Will need additional assistance from the City to further define roles and responsibilities.*

**15.2 Meetings and General Procedures**

*Defines that all meetings shall be open to the public and shall be conducted in accordance with the procedures set forth in these regulations.*

**15.3 Staff**

*Establishes staff responsibilities to Boards, Commissions, and/or Committees.*

**15.4 Attendance Policy**

*Defines the attendance policy for Board, Commission, and Committee members.*

**16.0 Administration**

- *Salisbury utilizes the following subdivision terms: exception plat subdivision, minor plat subdivision, conventional subdivision, planned development and group development. In the interim, the terms major and minor subdivision are used until further clarification has been provided.*

**16.1 Administration**

**16.1.1 Purpose and Intent**

*Defines the purpose and intent for establishing a clear, comprehensive, and orderly process for land development within the City and ETJ.*

**16.1.2 Duties of the Administrator**

*Defines the duties of the Administrator, including general responsibilities and, maintenance of all records and files.*

**16.1.3 General Applicability**

*Establishes applicability for the provisions outlined in this Chapter affecting all development within the jurisdiction of the City of Salisbury. Additionally, this section defines when a zoning permit is not required for certain uses, as well as when the development review process may be waived.*

## **16.2 Zoning Permits**

*Establishes regulations regarding the following:*

- *Required application for a zoning permit*
- *Expiration of a permit*
- *Compliance and Violations*
- *Right of Appeal*
- *Certificate of Occupancy*

## **16.3 Site Plans**

*Establishes applicability and procedures for site plan submission and approval.*

## **16.4 Minor Subdivisions**

*Establishes applicability and procedures for minor subdivision submission and approval.*

## **16.5 Major Subdivisions**

*Establishes applicability and procedures for major subdivision submission and approval*

## **16.6 Additional Procedures for Minor and Major Subdivisions**

*Establishes additional procedures for minor and major subdivisions. Regulations regarding preliminary plats including notice to proceed with construction activity, approval duration, multiple phases not approved, and infrastructure required within one year are established. Regulations for final plats are also established and address the review period, required improvements, and plats to be recorded. This section also defines resubdivision procedures.*

## **16.7 Improvement Guarantees**

*Defines regulations for improvement guarantees including surety performance bonds, cash/equivalent security, defaults, and releases of guarantee security.*

## **16.8 Text Amendments and Rezonings (Map Amendments)**

*Establishes regulations regarding text amendments and rezonings.*

## **16.9 Conditional Use Districts**

*Establishes regulations regarding general use districts, including general requirements, procedures, substantial changes, and rescission of conditional use districts.*

## **16.10 Vested Rights**

*Defines vested rights regulations including City Council action, effect of approval of vesting, establishment of common law vesting plans, and revocation/expiration of a vested right.*

## **16.11 Special Use Permits**

*Defines regulations for special use permits including the procedures, effect of approval, substantial changes, and rescission of conditional use permits.*

## **16.12 Appeals and Variances**

*Establishes regulations for appeals and variances. Specifically, it defines administrative appeal procedures, variance procedures, decisions made by the Board of Adjustment, and rehearings/appeals made by the Board of Adjustment's decisions.*

## **16.13 Modification of Dimensional Standards**

*Defines regulations regarding modifications to dimensional standards (i.e. setbacks).*

## **16.14 Architectural Exceptions**

*Defines regulations regarding architectural exceptions. These have been created to allow for innovative planning or design ideas for development any district the special exception process has been created to offer flexibility in administering*

## **17.0 Development Plan Requirements**

### **17.1 Purpose and Intent**

*Establishes regulations that are required for all development activity to ensure compliance with the standards found in this Code.*

### **17.2 Environmental Survey**

*Outlines the specific requirements for an environmental survey which shall evaluate a proposed development's environmentally sensitive areas.*

### **17.3 Sketch Plan Requirements**

*Defines the specific requirements for sketch plans which are to show in simple form the proposed layouts of streets, lots, buildings, public open spaces and other features in relation to existing conditions based upon the size of the tract proposed for development.*

### **17.4 Master Plan Requirements**

*Establishes the specific requirements associated with a master plan submittal. (Note: Such plan combines the subdivision and site plan process to show the proposed build-out of a property on one, combined plan.)*

### **17.5 Construction Document Requirements**

*Defines the construction document requirements for site plans, special use plans, vested rights, and master plans.*

### **17.6 Final Plat Requirements**

*Defines the final plat requirements and outlines the specific certifications which must appear on the final plat.*

### **17.7 Placement of Monuments**

*Establishes that the practice of land surveying shall comply with the provisions of Chapter 89 of the General Statutes of NC.*

### **17.8 Landscape Plan Requirements**

*Establishes that a landscaping plan shall be required on all non-residential and multi-family uses in a residential district prior to any site disturbance. Specific requirements are defined and shall incorporate elements of Article X-Section 10.08 and 10.10.*

### **17.9 Tree Preservation Plan Requirements**

*Establishes the requirements for tree preservation plans.*

### **17.10 Lighting Plan Requirements**

*Establishes that a lighting plan is required with development plans.*

### **17.11 Architectural Plans**

*Defines the necessary components of submitted architectural plans.*

### **17.12 Traffic Impact Study (TIS)**

*Establishes that traffic impact studies may be required for a rezoning, subdivision plan, site plan, conditional use permit, certificate of zoning compliance, or preliminary plat. This section outlines the specific requirements associated with a TIS submittal.*

## **18.0 Violations and Penalties**

### **18.1 Complaints Regarding Violations**

*Establishes that written complaints may be filed whenever a violation of this Code occurs or is alleged to have occurred.*

### **18.2 Penalties for Transferring Lots in Unapproved Subdivisions**

*Defines that those associated with transferring lots in unapproved subdivisions shall be guilty of a misdemeanor.*

### **18.3 Penalties for Violation**

*Defines the following remedies and enforcement power which may be used to enforce the City's*

*Code, including: criminal penalties, equitable remedies, injunctions, orders of abatement, and civil penalties. Executions of court decisions, stop work order/revocation of permits, and provisions for replacement of disturbed/damaged vegetation are also defined in this section.*

**19.0 Definitions**

**19.1 General Intent**

*Establishes the intent for incorporating definitions within the Code.*

**19.2 Interpretation**

*Defines how certain words, concepts, or ideas should be interpreted.*

**19.3 Definitions**

**Appendix A Use Tables by Land Based Classification System (LBCS) and the North American Industrial Classification System (NAICS)**